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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0440E**

**Appeal** by Bryan and Deborah Moore care of 4bes Design Services against the decision made on the 8<sup>th</sup> day of July, 2025 by Fingal County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Conversion of existing attic space comprising of modification of existing roof structure, new A-style roof-side dormer c/w window, new access stairs and flat roof dormer, all to the rear of 18 Ravenswell, Rush, County Dublin.

## **Decision**

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition number 1 and the reason therefor.

## Reasons and Considerations

The proposed rear dormer would not be in accordance with Section 14.10.2.5 (Roof Alterations including Attic Conversions and Dormer Extensions) of the Fingal Development Plan 2023-2029. The updated drawings, submitted in response to the Commission's Section 137 notice, have amended/corrected the proposed elevational drawings to reflect the proposed floor plans. The revised drawings demonstrate that the design of the proposed rear dormer would be incongruous with the roof structure and, at this prominent location, would detract from the streetscape. The proposed rear dormer structure would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to remove condition number 1, the Commission disagreed with the Inspector that the proposed rear dormer would be acceptable. The Commission noted that the proposed elevations submitted did not correspond to the proposed floor plans; this matter was brought to the attention of the applicant, the applicant submitted corrected drawings in response to the Commission's correspondence.

The Commission, on review of the revised drawings, concluded that the rear dormer would be a prominent structure on the roofscape and would be out of scale with the existing hipped roof. The Commission decided that the design of the proposed structure would, therefore, be incongruous with the existing roof structure and concurred with the planning authority that the proposed rear dormer should be omitted.



*M. Henchy*

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**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 10<sup>th</sup> day of February 2026.